066.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	700,000	/	700,000
USE VALUE:	700,000	/	700,000
ASSESSED:	700,000	/	700,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARA ADAM V & ELIZABETH B
Owner 2:	
Owner 3:	
Street 1:	8 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CARROLL MAUREEN F TRUSTEE -
Owner 2:	CARROLL FAMILY TRUST -
Street 1:	8 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,732 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1518 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5732.000	282,300	3,300	414,400	700,000
Total Card	0.132	282,300	3,300	414,400	700,000
Total Parcel	0.132	282,300	3,300	414,400	700,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.13 | /Parcel: 461.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

42162

GIS Ref

GIS Ref

Insp Date

11/14/18

!5655!

PREVIOUS ASSESSMENT

Parcel ID 066.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,400	3300	5,732.	414,400	700,100	700,100	Year End Roll	12/18/2019
2019	101	FV	226,400	3300	5,732.	384,800	614,500	614,500	Year End Roll	1/3/2019
2018	101	FV	226,400	3300	5,732.	384,800	614,500	614,500	Year End Roll	12/20/2017
2017	101	FV	226,400	3300	5,732.	337,400	567,100	567,100	Year End Roll	1/3/2017
2016	101	FV	226,400	3300	5,732.	307,800	537,500	537,500	Year End	1/4/2016
2015	101	FV	220,700	3300	5,732.	272,300	496,300	496,300	Year End Roll	12/11/2014
2014	101	FV	220,700	3300	5,732.	257,500	481,500	481,500	Year End Roll	12/16/2013
2013	101	FV	220,700	3300	5,732.	245,100	469,100	469,100		12/13/2012

PRINT

Date	Time
12/10/20	20:30:52

LAST REV

Date	Time
02/25/20	10:56:44

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5655

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARROLL MAUREE	64569-234		11/25/2014		646,000	No	No		
CARROLL MAUREE	54945-5		7/2/2010	Convenience	1	No	No		
CARROLL MAUREE	54945-30		7/2/2010	Convenience	1	No	No		
CARROLL MAUREE	54185-511		1/21/2010	Convenience	1	No	No		
CARROLL MAUREE	54185-492		1/21/2010	Convenience	1	No	No		
CARROLL MAUREE	53435-336		8/25/2009	Family	1	No	No		
CARROLL ROBERT	48653-140		12/13/2006	Family	1	No	No		
	13295-567		9/27/1977		49,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/29/2019	1322	Addition	16,800	O				
10/21/2014	1399	Manual	2,000					Replace 8-10 feet
8/4/2011	815	Porch	2,500					ROOF OVER FRONT DE
9/9/2002	758	New Wind	17,400	C				30 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	BS	Barbara S
5/14/2015	SQ Returned	MM	Mary M
2/26/2009	Meas/Inspect	163	PATRIOT
11/13/1999	Inspected	256	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	267	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	42162
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5732		Sq. Ft.	Site		0	70.	1.03	12									414,373						414,400	

Total AC/HA: 0.13159 | Total SF/SM: 5732 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 414,373 | Spl Credit | Total: 414,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE/WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.34169960
Const Adj.:	0.98745072
Adj $ / SQ:	165.608
Other Features:	64500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	409120
Depreciation:	126827
Depreciated Total:	282293

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

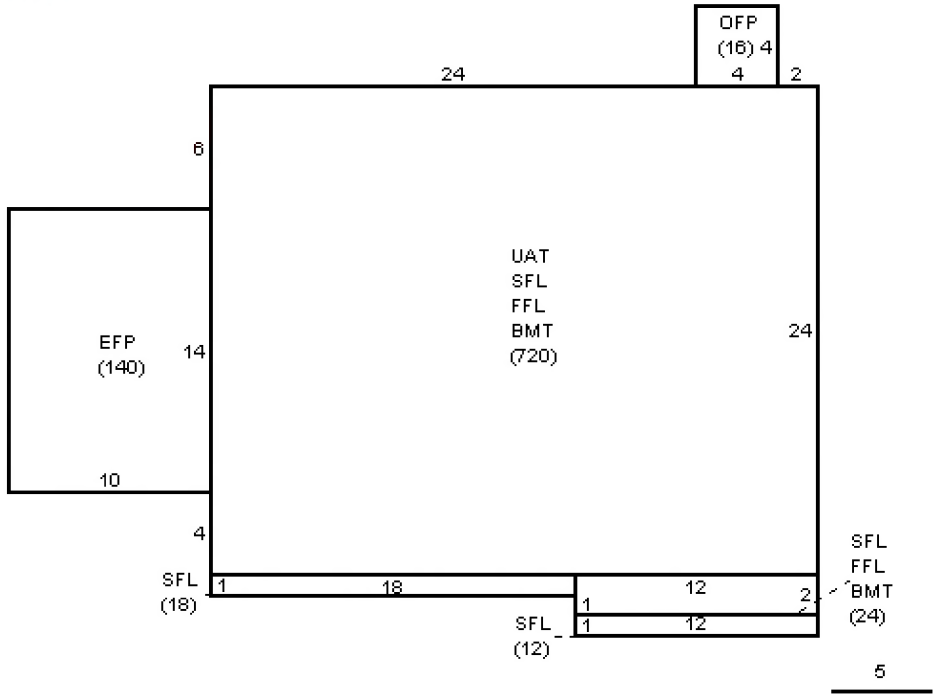
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	774	165.610	128,180
BMT	Basement	744	49.680	36,964
FFL	First Floor	744	165.610	123,212
UAT	Upper Attic	180	66.240	11,924
EFP	Enclos Porch	140	46.090	6,452
OFP	Open Porch	16	43.450	695

Net Sketched Area:	2,598			Total:	307,427
Size Ad	1518	Gross Are	3138	FinArea	1518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.17
Special Features:	0	Val/Su Net:	108.66
Final Total:	282300	Val/Su SzAd	185.97

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

066.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1928	27.63	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300